

MINUTES
ENTERPRISE ZONE COMMISSION MEETING
WEDNESDAY, SEPTEMBER 16, 2009

1. CALL TO ORDER

The meeting was called to order by Vice Chair Biede at 5:07 p.m.

2. ROLL CALL

Present: Biede, Jares, Milford, Prichard and Stazzoni
Absent: Andersen, Bates and Hornbeck
CD Staff: Brenda Carrico
Others: Mark McKeever

3. ADOPTION OF AGENDA

Motion by Milford, second by Stazzoni to adopt the agenda as printed. Motion carried by unanimous voice vote.

4. APPROVAL – MINUTES OF JULY 29, 2009

Motion by Stazzoni, second by Milford to adopt the minutes as printed. Motion carried by unanimous voice vote.

5. PROOF OF PUBLICATION

Presented by staff.

6. REVIEW OF APPLICATION

A. Welcome Homes, Inc.

Carrico introduced Mark McKeever who was present at the meeting representing the application. Carrico briefly summarized the project to the Commission. Welcome Homes has an opportunity to purchase four lots in the Zaiger Addition, at 25th Avenue and South 16th Street. They have already constructed 20 other homes in the subdivision starting back in 2006. The homes to be built will be split entry style and will range in size from 1,061 sq. ft. to 1,444 sq. ft. Three of the homes will have attached two car garages, three bedrooms and two and a half bathrooms. One of the homes will have an attached two car garage, two bedrooms and two bathrooms. All of the homes will have high efficiency furnaces and air conditioning, low E windows and security systems. Included appliances are self-cleaning ranges, space-saver microwaves and dishwashers. The project specifications are included as attachments to the application. The developer will sod the front, side and rear yards and plant at least one tree in front of each house. They also anticipate planting bushes and laying landscaping bark in the front yard. The total project investment is \$594,600. The per unit value of the homes will range from \$144,900 to \$149,900. The developer is aware that per State statute, only the first \$140,000 of value can be claimed for the Enterprise Zone's 10% investment tax credit. The estimated total financial enterprise zone incentive available to the project is \$66,000.

McKeever added that he appreciates the Commission's review of his application and that he has strategically been constructing homes in phases in the Zaiger Addition throughout the years. He intends to fully sod and install underground sprinklers on each lot, which he believes will help set his homes apart from other builders. He intends to showcase two of his homes in the Parade of Homes October 4th and 11th from 1 p.m. to 5 p.m. He has also added some upgrades to his homes such as higher insulation, stainless steel appliances and higher efficiency furnaces to allow him to remain competitive in this tough market. Stazzoni inquired about the insulation – if it was R-38. McKeever replied that it is R-44 in the ceiling. Prichard asked if most of the buyers are first time homebuyers. McKeever responded yes and added that he has been building mostly the story and a half style homes due to their marketability. Stazzoni questioned the home styles and if they were all “Erica” or “Brooke” plans. McKeever stated that the buyers have four choices of plans with three elevation options each. Milford asked if Welcome Homes installed all the appliances or gave an allowance. McKeever said they install all appliances and that they all are Energy Star.

Motion by Milford, second by Prichard to concur with staff's recommendation and approve the applicant's request for Enterprise Zone benefits as submitted. The motion carried by a unanimous voice vote. Carrico reminded McKeever that City Council will review his application at their meeting on September 28th and that he should attend the meeting.

7. OTHER BUSINESS

- A. **Election of Officers** – Carrico advised the Commissioners that per the bylaws, it was time to elect officers for the year. Stazzoni nominated Biede as the Chair and Milford as the Vice Chair with a second by Prichard. The nominations were closed and the above slate of officers was elected unanimously.

8. ADJOURNMENT

Motion by Stazzoni, second by Jares to adjourn the meeting at 5:25 p.m. Motion carried by unanimous voice vote.